



County of Los Angeles CHIEF EXECUTIVE OFFICE

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DAVID E. JANSSEN
Chief Executive Officer

December 18, 2007

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**DEPARTMENT OF PUBLIC WORKS:
FINDING OF CATEGORICAL EXEMPTION
AND APPROVE USE OF EXTRAORDINARY MAINTENANCE BUDGET 12810
TO DEMOLISH BUILDING 403 ON THE
OLIVE VIEW-UCLA MEDICAL CENTER CAMPUS
(FIFTH DISTRICT) (3 VOTES)**

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find that the project is categorically exempt from the California Environmental Quality Act.
2. Approve the \$400,000 project budget for demolition of Olive View-UCLA Medical Center's Building 403 project, and authorize the Director of Public Works to demolish building 403 at Olive View-UCLA Medical Center.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will authorize the demolition of Olive View-UCLA Medical Center's Building 403.

Building 403 is a single-story building, approximately 5,500 square feet, with a partial basement located on a remote site of the campus. The building, along with other small buildings, was damaged in the Sylmar Earthquake and Federal Emergency Management Agency (FEMA) funds were received for repair. With FEMA approval, Health Services re-directed the repair funds received to construct a new material management building on campus. Once FEMA funds have been received for a building and the building is not repaired, the building is deemed ineligible for any future reimbursement of damage caused by a future disaster.

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The new materials management building allowed Health Services to consolidate many different functions and Building 403 was used for storage until it was further damaged in the 1994 Northridge Earthquake. In 2004, a fire set by vandals caused 60 percent of the building structure to collapse and caused additional structural damage to the rest of the building. The building contains hazardous material such as asbestos and lead-based paint. Although the building is fenced and boarded off, it is difficult to prevent unauthorized entry into the remaining structure. Demolition of this building will eliminate a nuisance and a potential safety hazard on the campus. The building will be demolished using a job order contract.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs that we provide Fiscal Responsibility (Goal 4) and Public Safety (Goal 8) by removing a potential liability.

FISCAL IMPACT/FINANCING

Sufficient funds are available in the Extraordinary Maintenance budget. The estimated cost of demolition, utility removal, and abatement is \$400,000.

Operating Budget Impact

This project will not have any impact on the Medical Center's ongoing operational costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The project is exempt under the County's Civic Art Policy and procedures approved by your Board on December 7, 2004.

ENVIRONMENTAL DOCUMENTATION

This project is categorically exempt from the California Environmental Quality Act pursuant to State Guidelines Sections 15301(a), (1) 15302(a), and Class 1, Subsection(h) of the County of Los Angeles Revised Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, because it involves the demolition and removal of an individual deteriorated structure. Additionally, due to the age of this building, the County has performed a historical review and determined that there is no historical significance to the existing structure.

The Honorable Board of Supervisors
December 18, 2007
Page 3

CONTRACTING PROCESS

EDAW, Inc., was contracted as the environmental consultant for this project through an existing as-needed agreement.

Public Works plans to utilize a Board-approved job order contract to demolish the building.

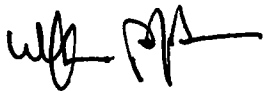
IMPACT ON CURRENT SERVICES (OR PROJECTS)

Demolition of this building will not impact ongoing hospital operations.

CONCLUSION

Please return one adopted copy of this letter to my office and one to Public Works (Project Management Division I).

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'WTF', followed by a horizontal line.

WILLIAM T FUJIOKA
Chief Executive Officer

WTF:DLW
DPH:njc

c: County Counsel
Department of Health Services
Department of Public Works